

**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY PLANNING GROUP**

August 5 2020

Via Zoom/Electronic Meeting

Members Present:

Michele Addington, Cameron Bucher, Ken Callaway, Kaye Durant, Rachel Erwin, Johnathan Frankel, Alan Grant, Matthew Guillory, Anthony Hackett, Derek Hulse, John La Raia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Marco Sessa, Pete Shearer, Michael Sherman, Colton Speas, and Josh Weiselberg.

Members Absent: Steve Abbo, Keith Pittsford

City/Government Staff:

Liz Saidkhanian, Javier Gomez

Guests:

See list at end of minutes

A. CALL TO ORDER

Jonathan Frankel called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:01 p.m. via Zoom.

Verify Quorum: 18 members were present, constituting a quorum. John LaRaia joined at Item I.

B. PLEDGE OF ALLEGIANCE –

None.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

Jonathan Frankel welcomed everyone to the meeting and reminded all there would be a record of the meeting made. Noted that the MVPG may hold a special meeting to consider the Riverwalk project in light of schedule changes and the date for the Planning Commission's consideration of the project.

D. APPROVAL OF MINUTES

Ken Callaway moved to approve the minutes of the July 1, 2020 regular meeting; Elizabeth Leventhal seconded the motion. Minutes were approved 15-0-3 with Michele Addington, Cameron Bucher, Ken Callaway, Kaye Durant, Rachel Erwin, Johnathan Frankel, Alan Grant, Matthew Guillory, Derek Hulse, Elizabeth Leventhal, Andrew Michajlenko, Pete Shearer, Michael Sherman, Colton Speas, and Josh Weiselberg voting yes, and Anthony Hackett, Kathy McSherry and Marco Sessa abstaining.

E. Public Input – Non-Agenda Items but within the scope of authority of the planning group.

None.

F. Membership Committee – Michele Addington

1. Open positions on the MVPG Board – there are three open positions, one in each of the Property Tax Payer, Property Owner and Resident categories. There are no new pending applications to the Board.

G. Treasurer’s Report – Elizabeth Leventhal

1. Reported that the balance remains the same; \$1,344.16.

H. Information Items

1. Discussion of Creation of Social Media Account(s) for the MVPG – Michele Addington.

Description: Discussion regarding utilization of social media account(s) for the promotion of activities of the MVPG. Seek direction from the Board as to whether social media accounts should be created and, if so, how they may be maintained. This is an informational item only.

Discussion regarding use of social media in an effort to increase reach of MVPG’s events, actions and for increased outreach regarding Board seat vacancies. Discussion of existing platforms and which may be best suited for use by the MVPG. Initial research indicated Facebook may be the more suitable platform. Discussion continued regarding other platforms, including NextDoor re: notice of meetings and other events. Some concerns were raised about efficacy of social media unless well the platform is well maintained and used appropriately. Kaye Durant and Michele Addington will research and prepare a proposed framework for further review by the MVPG at a later meeting.

I. Action Items

1. Home Depot Mission Valley (Project #657591) – John Ziebarth

Description: Site Development Permit and Easement Vacation for demolition of existing Scottish Rite building located at 1895 Camino Del Rio South and construction of a new 40,000 SF Scottish Rite building and construction of approximately 120,000 SF Home Depot and Garden Center.

Applicant provided presentation and overview of existing site layout and uses along with former use. Proposal to demolish existing car dealership and construction of new Scottish Rite center, then demolish existing Scottish Rite center for construction of new

Home Depot. Project has received general support and recommendations from City Planning department and the MVPG DAB Committee. Discussion of proposed architecture from Scottish Rite center, which maintains a style of architecture consistent for the Scottish Rite, but which does not reflect the more modern styling found in Mission Valley. Following comments from City and DAB, the Home Depot design incorporates elements of prior land uses and structures, but maintains the overall style Home Depot strives to maintain for consistency in its stores. Applicant provided a review of the City development and permit requirements, including on biological, historical and hydrological resources. The project's environmental document is proposed to be an addendum to the City's EIR for the recent Mission Valley Community Plan Update and is expected for publication in the next few months. Discussion regarding traffic impacts was had concerning use of VMT and potential traffic impacts due to the store and it being a destinational point. Andrew Michajlenko provided an overview of the DAB's process and recommendation of the project. Additional discussion and concerns were raised regarding use of VMT and analysis of traffic impacts associated with the facility. There was some additional discussion of physical ingress and egress to/from the site, including regarding deceleration lanes. Questions were asked about hydrology on the site and designation of the existing facility as being historic. Discussion was had whether designation of the facility as historic was appropriate given the lack of identification of such facilities in the Mission Valley Community Plan Update. Local UFCW raised concerns about the site development plan, including impacts related to traffic. United Methodist Church and IFEE raised similar concerns. Question was asked of neighbors whether they were aware of the Mission Valley Community Plan Update, which contemplated new uses like that proposed and whether they participated in any aspect of the update. Jonathan Frankel indicated that a sub-committee may be appropriate for further review of the project.

Jonathan Frankel moved to table the matter for consideration following publication of the Addendum to the EIR for the project; Elizabeth Leventhal seconded the motion. The matter was tabled following a vote of 19-0-0 with Michele Addington, Cameron Bucher, Ken Callaway, Kaye Durant, Rachel Erwin, Johnathan Frankel, Alan Grant, Matthew Guillory, Anthony Hackett, Derek Hulse, John La Raia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Marco Sessa, Pete Shearer, Michael Sherman, Colton Speas, and Josh Weiselberg voting yes, with zero no votes and zero abstentions.

2. Alexan Gallerie Sign Program (Project #654036 – Mark Lloyd

Project Description: Neighborhood Use Permit for master sign program associated with the Alexan Gallerie multi-family residential development located at 375 Camino de la Reina

Applicant made a presentation and gave overview of the signage package. Andrew Michajlenko provided an overview of the DAB process and review of the project, including its approval.

Kaye Durant moved to approve the matter as submitted; Elizabeth Leventhal seconded the motion. The matter was approved 19-0-0 with Michele Addington, Cameron Bucher, Ken Callaway, Kaye Durant, Rachel Erwin, Johnathan Frankel, Alan Grant, Matthew Guillory, Anthony Hackett, Derek Hulse, John La Raia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Marco Sessa, Pete Shearer, Michael

Sherman, Colton Speas, and Josh Weiselberg **voting yes, with zero no votes and zero abstentions.**

J. Committee/Community Reports:

1. Subcommittee Reports:

a. Standing Committees:

- 1) Design Advisory Board – normally meets the Monday prior to the MVPG meeting at 3:30 p.m. at the Mission Valley Library- Andrew Michajlenko.

Meeting scheduled for August 31, 2020 @ 3:30pm via GoToMeeting. It was also noted that the DAB had two recent resignations and only has five current members and is seeking new members to join.

b. Ad Hoc Committees

- 1) Public Health, Safety and Welfare – Elizabeth Leventhal

Housing Commission gave notice of intent to acquire Residence Inn hotel in Mission Valley for homeless housing.

- 2) Riverwalk - Michele Addington:

Not active; no meetings scheduled.

- 2) MV Stadium Redevelopment - Kaye Durant

SDSU intends to close escrow August 12 with construction fencing to be installed thereafter.

2. Community Reports

a. San Diego River Coalition – Alan Grant-Normally meets the third Friday of each month at 3:00 p.m. at the Mission Valley Library. No meetings currently scheduled although smaller subcommittees continue to meet.

b. Community Planning Chairs Meeting –Michele Addington/Jonathan Frankel

On 7/28/20, CPC voted in favor of the amendment to the San Diego Municipal Code to address recent State housing legislation and ensure compliance with State law.

Addressing: homeless housing, affordable housing and accessory units.
AB 68, 101, 587, 671, 881, 1763 and SB 2, 93 and 1227.

3. Miscellaneous Mail/Items-For the Good of the Order – The two HAWK crossings at the river and Camino Del Este were installed.

K. Adjournment: Meeting was adjourned at 1:49 P.M. Next Regular Meeting Date – September 2nd at noon at the Mission Valley Library, Community Room.

Cameron Bucher, Secretary